

POSTED

OCT 22 2010 9:40am

TIME

BY



**REGULAR MEETING OF THE
SAN MARCOS PLANNING AND ZONING COMMISSION**

Tuesday, October 26, 2010, 6:00 p.m.
Council Chambers, City Hall
630 E. Hopkins Street

Sherwood Bishop, Chair
Bill Taylor, Vice-Chair
Randy Bryan, Commissioner
Bucky Couch, Commissioner
Jude Prather, Commissioner
Curtis O. Seebeck, Commissioner
Jim Stark, Commissioner
Chris Wood, Commissioner
Travis Kelsey, Commissioner

AGENDA

1. **Call to Order.**
2. **Roll Call.**
3. **Chairperson's Opening Remarks.**
4. **NOTE:** *The Planning & Zoning Commission may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made of the basis for the Executive Session discussion. The Planning and Zoning Commission may also publicly discuss any item listed on the agenda for Executive Session;*
5. **Citizen Comment Period.**
6. **CUP-10-24. County Government Center.** Hold a public hearing and consider possible action on a request by Hays County to allow the use of metal as a façade material at 712 S. Stagecoach Trail.
7. **CUP-10-25. The Village of San Marcos.** Hold a public hearing and consider a request by Amy Ledbetter Parham, on behalf of Village of San Marcos, to allow a professional office for area non-profit organizations to be located within the Public (P) Zoning District at 215 S Reimer Ave.
8. **CUP-10-26. Gabriel's Wine & Liquor Outlet.** Hold a public hearing and consider possible action on a request by Gabriel GP, Inc. for renewal of a Conditional Use Permit to allow the consumption of mixed alcoholic beverages at 4200 S. IH 35 Suite 100.
9. **LUA-10-11. The Park at Willow Creek.** Hold a public hearing and consider possible action on a request by Joel Richardson, P.E., on behalf of Robert W. McDonald III, to amend the Future Land Use Map from Commercial (C) to Medium Density Residential (MDR) on 3.41 acres out of Lot 35, The Park at Willow Creek, at 330 Stagecoach Trail.

- 10. ZC-10-15. The Park at Willow Creek.** Hold a public hearing and consider possible action on a request by Joel Richardson, P.E., agent for Robert W. McDonald III for a Zoning Change on 3.22 acres out of Lot 35, The Park at Willow Creek from OP (Office Professional) to SF-4.5 (Single-Family Residential) to develop single-family home sites at 330 Stagecoach Trail.
- 11. ZC-10-16. The Park at Willow Creek.** Hold a public hearing and consider possible action on a request by Joel Richardson, P.E., agent for Robert W. McDonald III for a Zoning Change on 0.19 acres out of Lot 35, The Park at Willow Creek from OP (Office Professional) to TH (Townhouse Residential) to develop single-family attached home sites at 330 Stagecoach Trail.
- 12. ZC-10-17. The Park at Willow Creek.** Hold a public hearing and consider possible action on a request by Joel Richardson, P.E., agent for Robert W. McDonald III for a Zoning Change on 2.65 acres out of Lot 34, The Park at Willow Creek from TH (Townhouse Residential)) to SF-4.5 (Single-Family Residential) to develop single-family home sites at 350 Stagecoach Trail.
- 13. Renewable Energy Systems Ordinance.** Hold a public hearing and consider action on an amendment to the Land Development Code to insert an ordinance into Chapter 4 for Renewable Energy Systems and to include Small Renewable Energy Systems and Large Renewable Energy Systems in the Land Use Matrix and Chapter 8(Definitions) of the Land Development Code.

14. Discussion Items.

Commission members and staff may discuss and report on items related to the Commission's general duties and responsibilities. The Commission may not take any vote or other action on any item other than to obtain a consensus regarding items that will be placed on future agendas for formal action.

Planning Report

- a. Update on proposed downtown form -based code.

Commissioners' Report.

- 15.** Consider approval of the minutes from the Regular Meeting on September 28, 2010.
- 16.** Questions from the Press and Public.
- 17.** Adjourn.

Notice of Assistance at the Public Meetings:

The San Marcos City Hall is wheelchair accessible. The entry ramp is located in the front of the building. Accessible parking spaces are also available in that area. Sign interpretative for meetings must be made 48 hours in advance of the meeting. Call the City Clerk's Office at 512-393-8090.